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## Happy, Healthy 'Temporary' Cities

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# Happy, Healthy - Temporary

*National Urban Design Conference*  
Manchester 2017  
Michael Martin

MANCHESTER  
1824

The University of Manchester

E·S·R·C  
ECONOMIC  
& SOCIAL  
RESEARCH  
COUNCIL



MERCi



# Health, Happiness and Abandonment

The presence of vacant, previously developed land or property has direct connections to and implications for:

- income,
- employment,
- health,
- education,
- housing,
- living environment
- and crime

Sources:

Handley (1996, 2001; MORI (1995); Greenberg et al. (1990, 2000); Tang and Nathanail (2012); Kinney et al. (2008); Spelman (1993); Stucky and Ottensmann (2009); Accordino and Johnson (2000); Garvin et al. (2012); Kondo et al. (2016).



# Common Response

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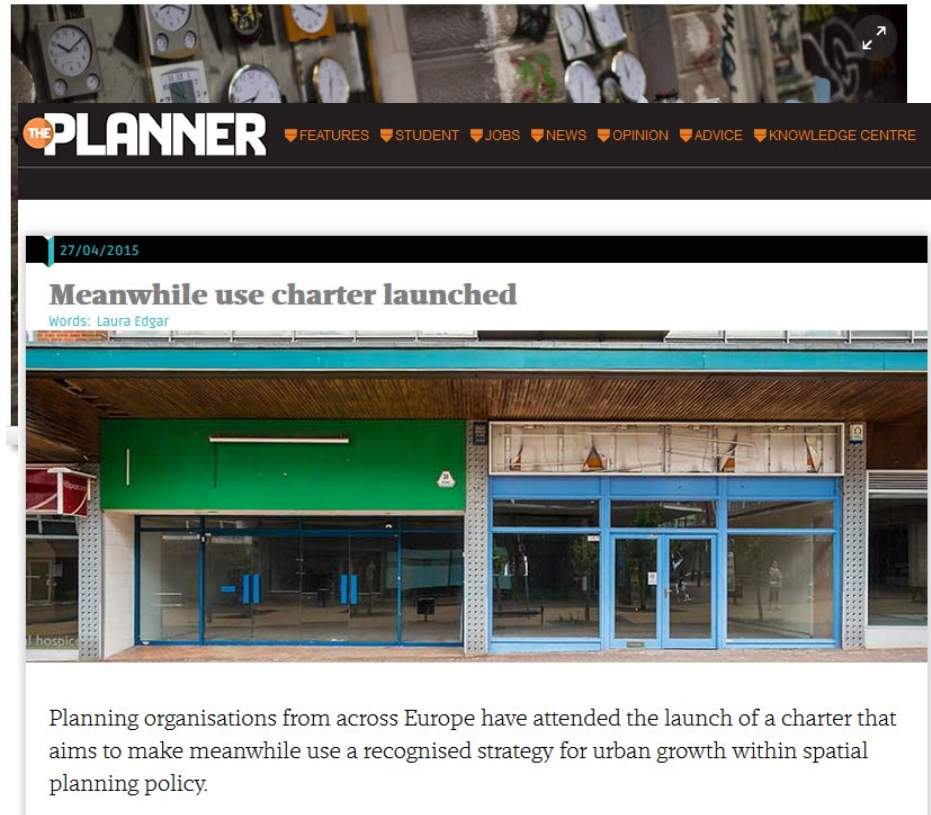


# Post 2008 Divergence

theguardian  
voice of the year

## Cult of the temporary: is the pop-up phenomenon good for cities?

From supper-clubs to homeless shelters, pop-up ventures have become commonplace in cities around the world. In times of crisis they may offer an economic lifeline - but what are the downsides of this short-termist strategy?




**THE PLANNER** FEATURES STUDENT JOBS NEWS OPINION ADVICE KNOWLEDGE CENTRE

27/04/2015

### Meanwhile use charter launched

Words: Laura Edgar



Planning organisations from across Europe have attended the launch of a charter that aims to make meanwhile use a recognised strategy for urban growth within spatial planning policy.

theguardian  
voice of the year

## Why pop-ups pop up everywhere

Temporary shops and restaurants were once a way for artists to subvert empty urban spaces. Now, they're just as likely to be part of a corporate marketing strategy



## The Architectural Review

TODAY BUILDINGS ARCHIVE FILM PODCASTS COMPETITIONS AWARDS MAGAZINE SUBSCRIBE

### The Pop-up Problem: Does the Obnoxious Phenomenon have Hidden Depths?

18 JULY 2014 • BY DOUGLAS MURPHY



COMMENT 1

MOST POPULAR



- Towards an architecture for India
- Sai Mandir Temple by SEA: 'An interpretation that straddles the world of memory and history'
- Typology: Multifunction
- Interview: Jeanne Gang on social infrastructure



# Extraordinary [Chocolate Box] Temporary Uses





# Extraordinary [Chocolate Box] Temporary Uses



# Extraordinary [Chocolate Box] Temporary Uses





# Temporary Use Panacea

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Purporting to the:

- **“Power”** of Temporary Development (Haydn and Temel (2006: 14)
- **“Potential”** of Temporary Solutions (Oswalt et al., 2013)
- **“Magic”** of Temporary Use (Ferrerri, 2015: 182)



# Temporary Use in England's Core Cities



# Extraordinary vs. Ordinary Temporary Solutions

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## Extraordinary/Chocolate Box



- deliberately high-profile landmark and/or creative or innovative short-term developments.

## Ordinary/Everyday



- interim developments such as surface car parks, typically occupying redundant land during short but indeterminate periods pending site development on a more permanent basis.

# Research/Knowledge Gaps

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Multi-scalar mixed method approach explored:

- The Extent of Temporary Development (**Macro**)
- Spatial Patterns of Temporary Solutions (**Meso**)
- Perceptions of Temporary Use from the Development Industry (**Micro**)





# The Extent of *Happy, Healthy* Temporary Development

# National Landscape [2000-2015]

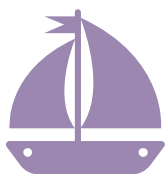
## England's Core Cities:



Birmingham



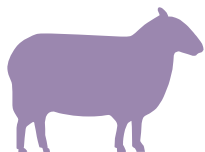
Manchester



Bristol



Newcastle



Leeds



Nottingham



Liverpool



Sheffield

## Temporary Use:



Extraordinary/  
Chocolate Box



Ordinary/Everyday

## Cases/Extent:

626 (11%)

5264 (89%)

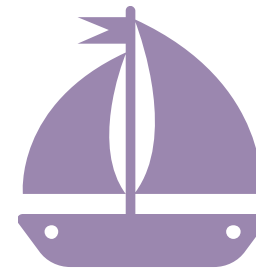


# A Tale of Two Core Cities [2000-2015]

Liverpool



Bristol



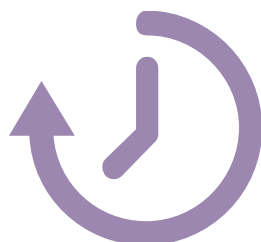
Extraordinary/Chocolate Box



105 (16.9%)

47 (7.6%)

2008-15



+8%

+24%



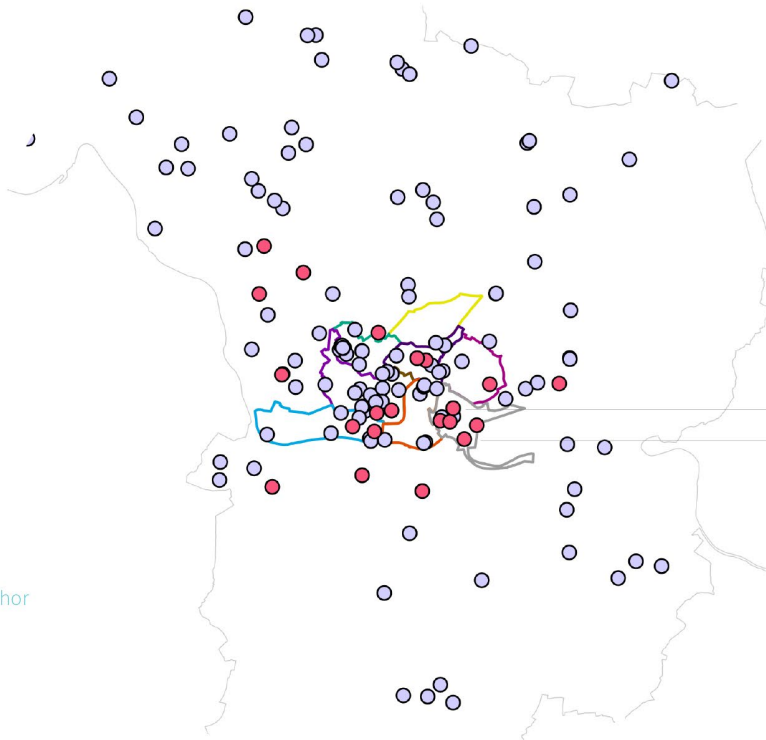
# Spatial Distribution of *Happy, Healthy* Temporary Solutions



# Spatial Patterning [2000-2015]



## Bristol

*Spatial Distribution of Temporary Urbanism in Bristol  
2008-2015*



Source: [Author](#)

Legend:

 Extraordinary
  Ordinary

Restaurants



Source: [Witham, J.](#)

Urban Agriculture



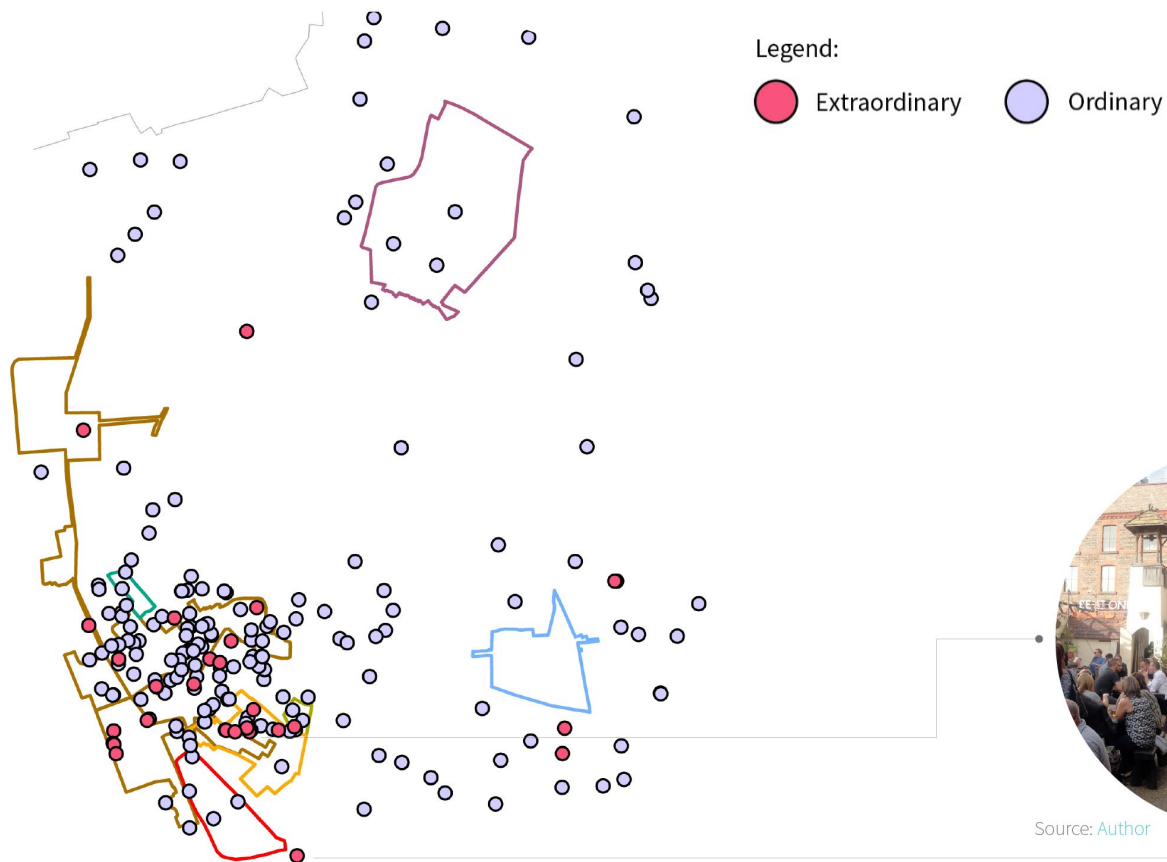
Source: [Witham, J.](#)

Source: [Martin, M. \(2016\)](#)

# Spatial Patterning [2000-2015]

## Liverpool

*Spatial Distribution of Temporary Urbanism in Liverpool  
2000-2007*



Garden Bars




Source: [Author](#)

Music Venues



Source: [Author](#)



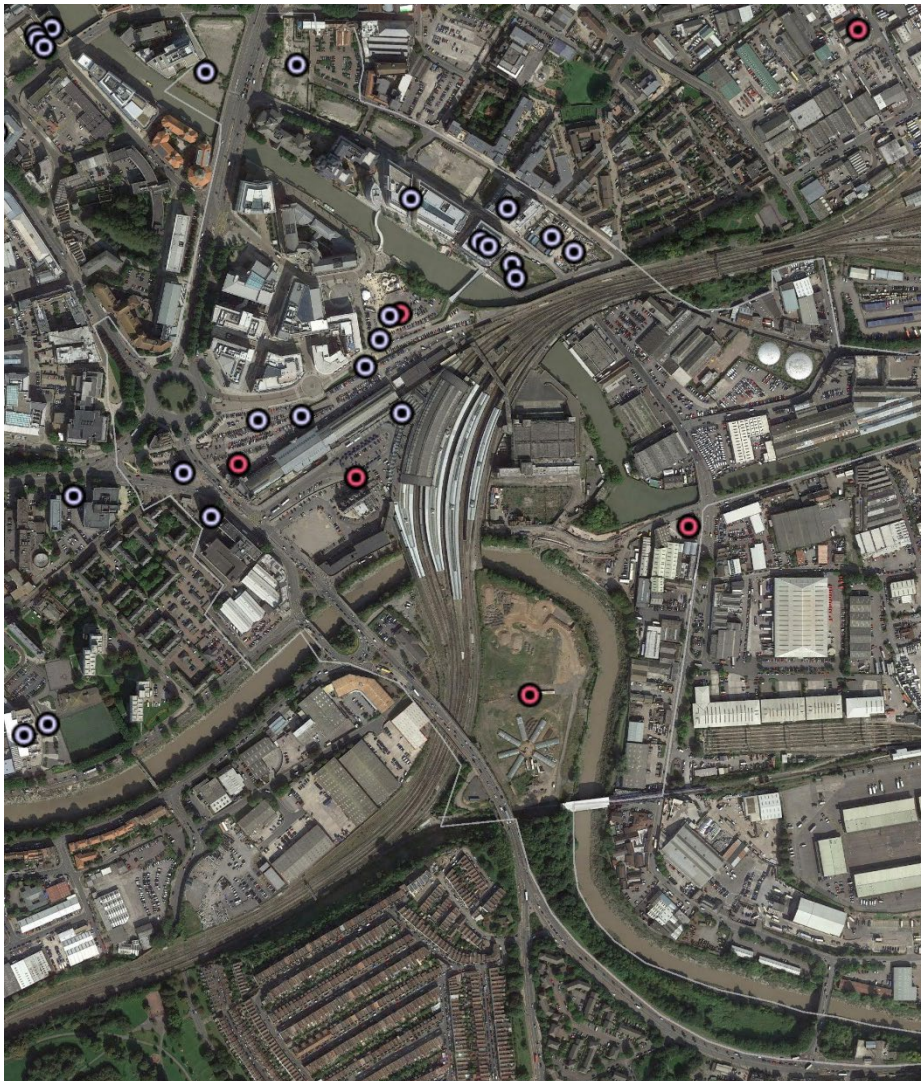


# *Happy, Healthy* Temporary Use amongst the Development Process



# Comparative Analysis of Two Regeneration Programmes

Temple Quarter [Bristol]



Creative Quarter [Liverpool]





# Comparative Analysis of Two Regeneration Programmes

## Temple Quarter [Bristol]

- Designated Enterprise Zone (2011)
- Digital-tech Regeneration
- Public Sector Led
- Strategic Development
- Temporary Development – Public Sector Facilitated

## Creative Quarter [Liverpool]



# Comparative Analysis of Two Regeneration Programmes

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## Temple Quarter [Bristol]

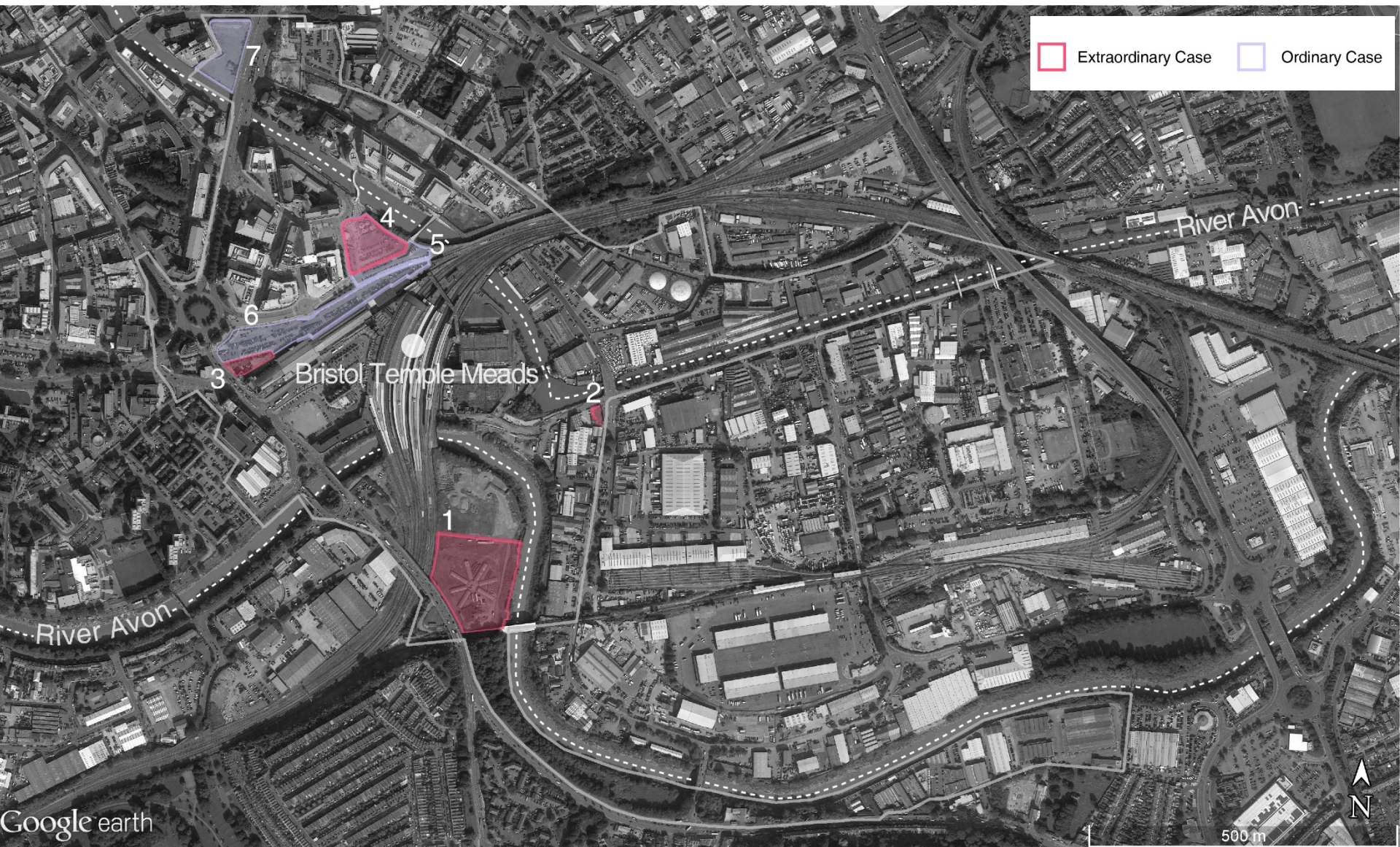
- Designated Enterprise Zone (2011)
- Digital-tech Regeneration
- Public Sector Led
- Strategic Development
- Temporary Development – Public Sector Facilitated

## Creative Quarter [Liverpool]

- Comprised of the RopeWalks and the Baltic Triangle
- Liverpool's Cultural-creative & Digital-tech Cluster
- Private Sector Led
- Endorsed by City Council's Local Plan
- Temporary Development – Private Sector Enabled

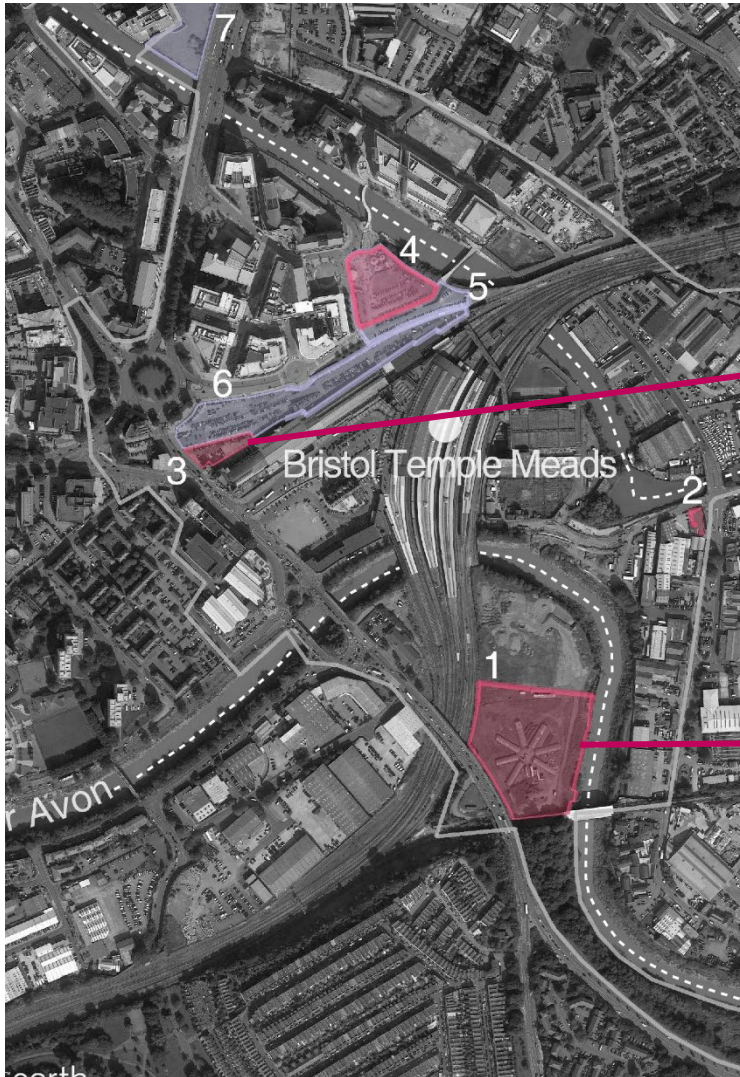


# Bristol's Temple Quarter (65.3 Ha)





# Temple Quarter



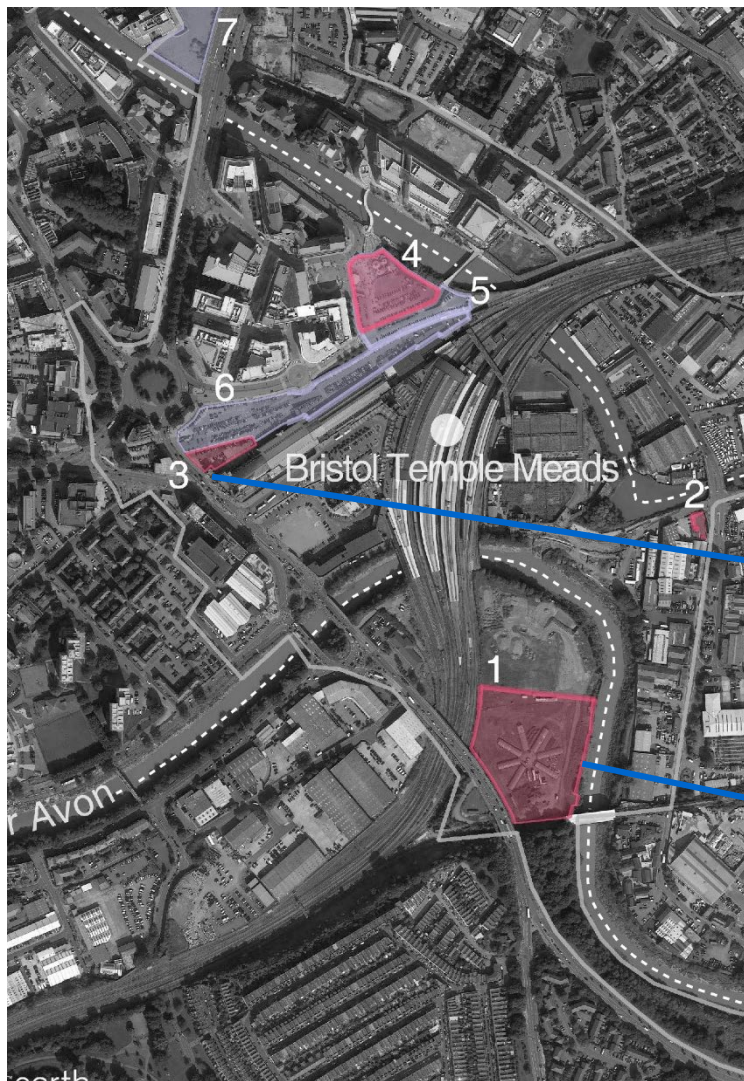
3) Box Works



1) The Severn Project



# Purposeful Promotion via Regeneration Policy



Proposed Development





# Liverpool's Creative Quarter (54.6 Ha)





# Creative Quarter

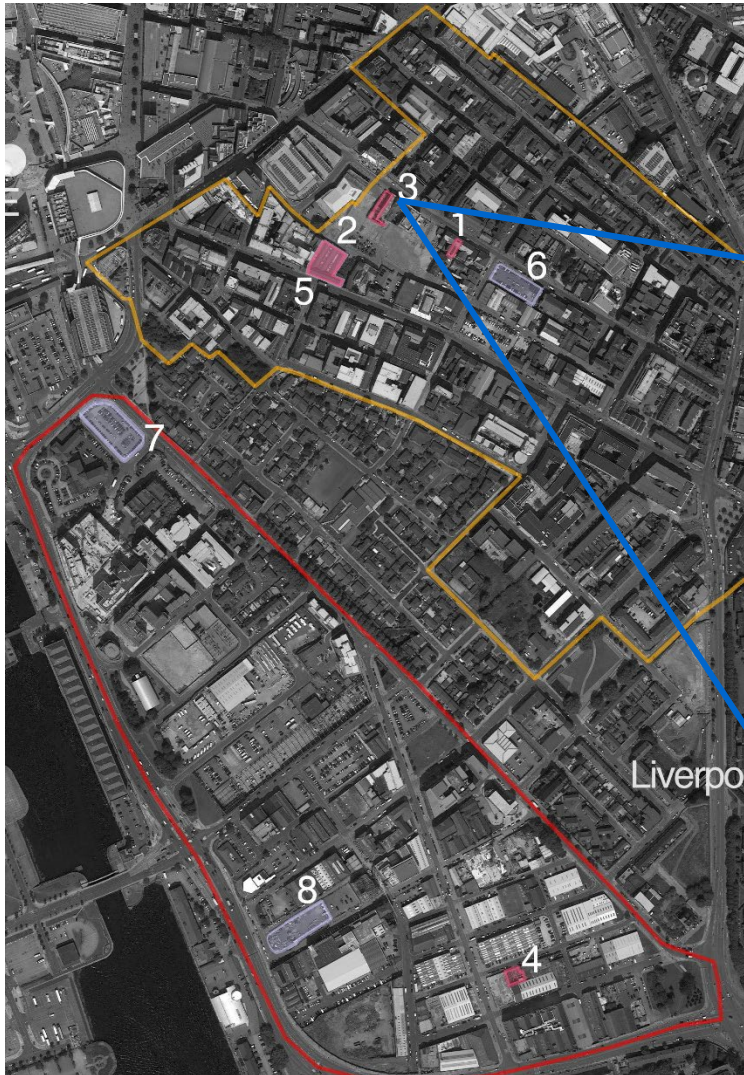
3) Kazimier Garden



4) The Botanic Garden



# Capitalising upon Temporary Solutions with Organic Roots



## Proposed Development







# Implications

# The Reality of 'Extraordinary' Temporary Development:

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- Commonly exposed to the vicissitudes of the market.
- Bare a **disproportionate share of potential risks** often **without commensurate reward**
- **Restricted timeframes** and/or **reduced permission windows** commonly affect their ability to break even or enter into profit.
- **Costs and complexity** restrict their effectiveness as a means to address copious levels of vacancy:
  - Project and regulatory complexities resulted in significant levels of withdrawals.
  - Infrastructural arrangements and ground works costs (**+£35,000** in most cases).
  - Investment levels set at, at least **£50,000** (multiple cases in excess of £200,000).
- They actually **represent start-up businesses** with **longer-term aspirations** and a desire for eventual profitability.



# The Reality of 'Extraordinary' Temporary Development:

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- Unfortunately, we as **design professionals** have an inherent bias to **prioritise the extraordinary** and particular **at the expense of the ordinary** and everyday.
- Through this analysis - the **multivariate nature and form** of temporary development could be better appreciated and strategies to successfully manage it developed.
- Research addressed the need to move beyond the **overly celebratory** toward a more inclusive depiction of the **reality of temporary urbanity** in cities.
- Necessitating a deeper understanding of the **variable logics** that underpin the adoption of temporary solutions **in specific places and times**.
- Ultimately, **cultural creative** temporary development cannot be a solution for every **urban aliment**.



# Thank you

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